

# Office Warehouse For Sale or Lease

# 4684 Industry Drive Fairfield, OH 45014

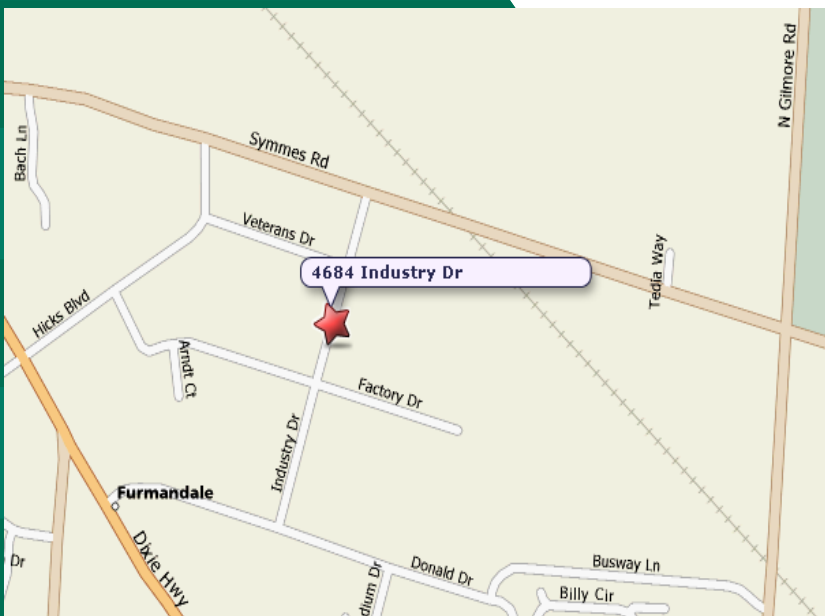


## LEASE FEATURES:

- 12,000 Total SF (3 Units)
- 6,000 SF Available for Lease (Unit A)
- 700 SF Office
- Warehouse Air Conditioned
- 16'-18' Clearance
- (2) Drive-In Doors (20' x 14')
- Sale Price \$550,000 - **MAKE OFFER!**

## LOCATION

**4684 Industry Drive  
Fairfield, OH 45014**



## CONTACT

**Jeff Wolf**

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513/769-2519

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



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# 4684 Industry Drive

<b>Address/City/County:</b>	4684 Industry Drive/Fairfield/Butler County
<b>Total Building Size:</b>	12,000 SF (3 Units)
<b>Total SF Available:</b>	6,000 SF (700 SF office and 5,300 SF warehouse)
<b>Land Size:</b>	1 acre
<b>Date of Construction:</b>	2004
<b>Type of Construction:</b>	Pre-engineered Metal
<b>Zoning:</b>	M-2
<b>Clearance Height:</b>	16'-18'
<b>Floor:</b>	Concrete 6"
<b>Drive In Doors:</b>	Two (14' x 12'); Two (20' x 14')
<b>Lighting:</b>	Metal Halide
<b>Parking:</b>	10-12 Spaces
<b>Electric:</b>	3 phase, 110/208 volts
<b>Roof:</b>	Rubber Membrane
<b>Heat &amp; A/C:</b>	Gas Radiant Heat
<b>Lease Rate:</b>	\$6.00 SF
<b>Sale Price:</b>	\$550,000 - <b>MAKE OFFER!</b>



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FOR MORE INFORMATION, CONTACT

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